

# Fund Fact Sheet

## Q2 2025

جدوى ريت الحرمين  
Jadwa REIT Al Haramain



<b>Market Cap</b>	SAR 347.82mn
<b>Outstanding Units</b>	66,000,000
<b>Unit trading price at the end of the quarter Price</b>	SAR 5.27
<b>NAV**</b>	SAR 519.77mn
<b>Total assets value</b>	SAR 750.6mn
<b>NAV Per Unit</b>	SAR 7.88
<b>Portfolio Value</b>	SAR 684.73mn
<b>Listing Date</b>	30/4/2017
<b>Fund Term</b>	99 Years
<b>Dividend Frequency</b>	Semi Annual
<b>Tadwaul Ticker</b>	4332
<b>Bloomberg Ticker</b>	JADWA AB EQUITY
<b>Management Fee's*</b>	0.75% of NAV
<b>Custodian Fee's</b>	0.015% of NAV
<b>Administrator Fee's</b>	SAR 129,078
<b>Other Fund Fee's</b>	up to 0.5% of NAV

The numbers are as of 30 June 2025 and are unaudited

\* The Fund Manager is entitled to management fees according to the following: (a) 0.5% annually of the Fund's Net Asset Value, and (b) 5% of the Fund's total annual revenue, the total Management Fees does not exceed 0.75% of the Fund's Net Asset Value.

\*\*NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2024.

#### Material changes:

No Material changes.

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**Jadwa REIT Al Haramain Fund** is a closed-ended Sharia compliant real estate investment-traded fund listed in the Saudi Stock Exchange (Tadawul). The primary objective of the fund is to provide its investors with current income by investing in income-generating real estate assets in Saudi Arabia, with a primary focus on the Holy cities of Makkah and Medina.

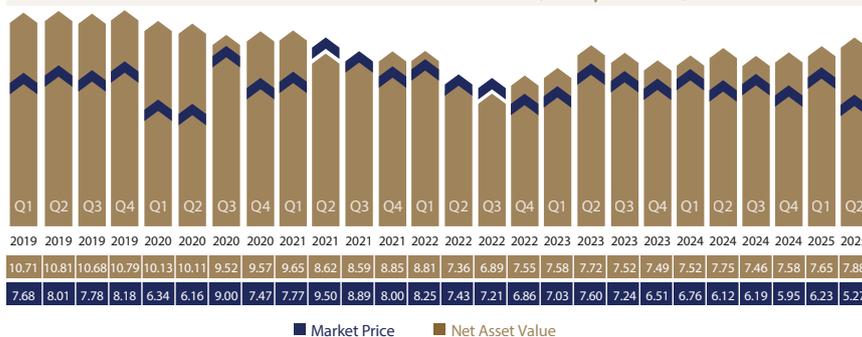
#### Key Highlights

<b>Rental income for the period</b>	SAR 19,687,193
<b>Total expenses for the period*</b>	SAR 2,474,692
<b>Rental income to Market Value</b>	5.66%
<b>Dividend yield</b>	0.00%
<b>Total dividends distributed</b>	-
<b>Expense ratio*</b>	0.33%
<b>Loan-to-value ratio (as of 30 June 2025)</b>	28.77%
<b>Loan availability period</b>	13 September 2022
<b>Loan due date</b>	13 September 2027

#### Fund manager investment details in the fund's units

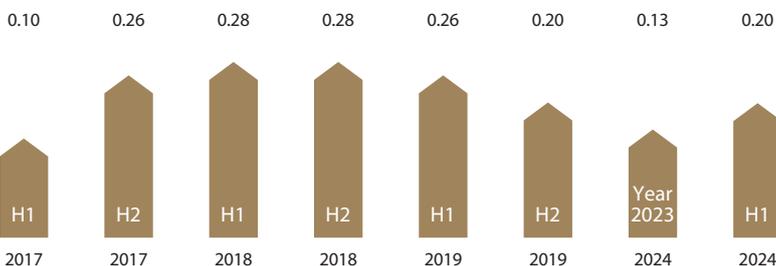
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\* Expenses excludes financial charges, depreciation and amortization.  
\* As of June 30, 2025 the Fund Manager has not announced dividends distributions relating to the second quarter of year 2025.  
The numbers represent the quarter ending 30 June 2025 and are unaudited.

#### Net Asset Value / Market Price (SAR per Unit)

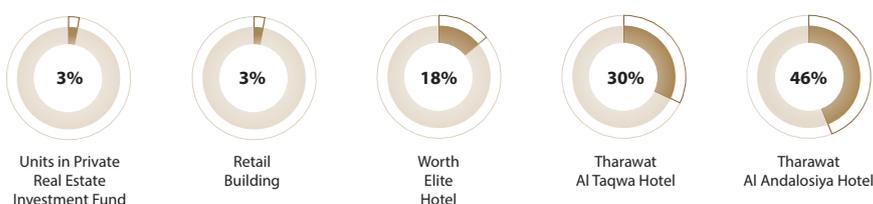


■ Market Price ■ Net Asset Value

#### Dividend Distribution (SAR per Unit)



#### Portfolio Allocation by Asset



\* Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalousiya Hotel is 64%, Worth Elite Hotel is 65% and Retail Building is 100%

\* Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel is 54%

#### Portfolio Allocation by Proximity



\* The portfolio allocation by proximity only includes the direct investment in real estate income generating assets.

#### Portfolio Allocation by Sector



\* The portfolio allocation by sector only includes the direct investment in real estate income generating assets.





**Expenses details (SAR)**

Expenses	Expenses during Q2	% of expenses from NAV	Maximum expenses
Management Fee	999,250	0.192%	0.75% of NAV
Register Fee	100,000	0.019%	400,000
Professional Fees	276,261	0.053%	0.5% of NAV
Custody Fee	19,987	0.004%	0.015% of NAV
Listing Fee	29,904	0.006%	300,000
Administration Fee	32,270	0.006%	129,078
Insurance Premiums	17,614	0.003%	0.5% of NAV
Property Valuation Fees	28,400	0.005%	0.5% of NAV
Audit Fee	15,000	0.003%	60,000
Legal Fee	-	0.000%	0.5% of NAV
Tax Fee	0	0.000%	0.5% of NAV
Bank Charges and Loan Service Fee	-	0.000%	0.5% of NAV
Directors Fee	5,000	0.001%	20,000
Other Expenses	38,471	0.007%	0.5% of NAV
Property Management Fees	912,535	0.176%	
<b>Total</b>	<b>2,474,692</b>	<b>0.476%</b>	

**Dividends distribution for the quarter (SAR)**

<b>Dividends distribution policy</b>	Annual dividend distributions of not less than 90% of the Fund's annual net profits
<b>Total dividends distributed in the reporting quarter (Any dividend subsequent to the last disclosed report )*</b>	-
<b>Dividends distributed per unit*</b>	-
<b>Dividends distributed on unit price*</b>	-
<b>Eligibility to cash dividends distributed during the reporting quarter*</b>	-
<b>Number of outstanding units for which dividends were distributed during the quarter</b>	-
<b>Percentage of distribution to Fund's Net Asset Value</b>	-

\* There are no distributions resulting from the proceeds of previous sales up to the same quarter of the previous year

